



Orchard Close, Littleport, CB6 1NU

**CHEFFINS**



## Orchard Close

Littleport,  
CB6 1NU



**£1,300 PCM**

Detached bungalow situated in a cul de sac location. Accommodation comprises: porch, hallway, kitchen/dining room, living room, three bedrooms, shower room, cloakroom, front garden, enclosed rear garden, garage and driveway. Pet considered. Available: 05/08/2025. Minimum 6 month term. Deposit: £1,500. Holding fee: £300. Council tax band: D. EPC: D

### LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South). Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.





## PORCH

## ENTRANCE HALL

## KITCHEN/DINING ROOM

with cupboard housing the boiler, storage cupboard, oven, hob, extractor, plumbing for washing machine/dishwasher, space for fridge/freezer.

## UTILITY ROOM

with door to garden, space for tumble dryer.

## LIVING ROOM

## BEDROOM

## BEDROOM

## BEDROOM

## SHOWER ROOM

with walk in shower cubicle.

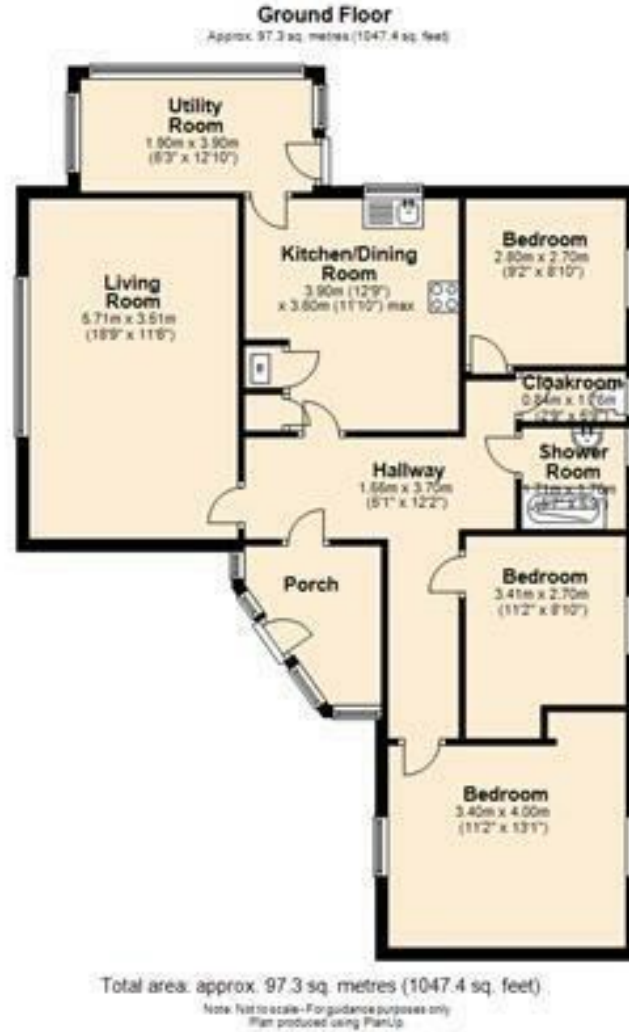
## CLOAKROOM

## OUTSIDE

enclosed rear garden with patio area, front garden, garage and driveway. The garden photographs will be updated next week as these are not current.

## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	79
England & Wales		
EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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